

Subi Strand

Subi Strand, April 2019

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1. Updates since last issue

Gym

Additional weights have been purchased for the gym, and protection installed for the mirrors following several breakages.

Car parks

Please do not store loose items in the carparks. These must be kept in store rooms.

Reporting defects

Subi Strand is now halfway through its seven year warranty. If you spot any building defects, please ensure that they are reported to the Building Manager via email so that they may be rectified before the warranty expires.

If the sauna or pool heating fails, please contact the Building Manager.

2. Security

Following recent incidents, a Security committee was formed, and input sought from residents. Only two submissions were received but the committee pushed on anyway. Improvements made so far include:

- External gates close after five seconds instead of 20
- B2 gate has been strengthened
- B2 gate will be closed 24/7

The committee is also investigating options for:

- Additional CCTV coverage
- Providing phone coverage in the basements
- Alarms on external doors/gates

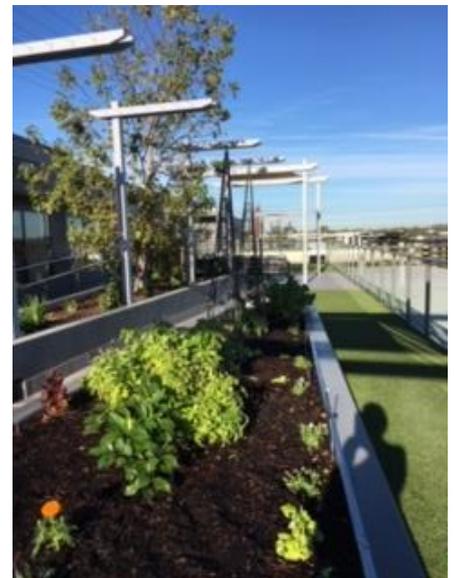
While changes to the gates are useful, the recent break-ins were all the result of residents allowing people to tailgate them into secured areas. Please take care to ensure gates are closed behind you, do not allow people inside the building and meet deliveries such as Uber Eats outside rather than buzzing them up to your apartment.

If you are uncomfortable with challenging a possible intruder, please post details on the Facebook page or the Subi Strand Watch chat group.

Residents are also advised to seek contents insurance for items in store rooms and apartments, and consider using locks and alarms in store rooms.

3. Rooftop garden

The community garden has been refurbished to keep it productive over winter. The rosemary and thyme were replaced with new plants. We also planted lettuce, beans, coriander, chilli and parsley, and some edible flowers to attract bees.



4. EV charging station

A proposal and quote has been received for installing a fast-charging station for electric cars. Any residents seeking further information can contact the Building Manager.

5. House rules updates

Babies secured in prams are now permitted in the gym.

Theater and dining room bookings must be cancelled if they aren't used, at the risk of losing the right to book.

Rules around noise have now been formalised – please refer to the new document being distributed by the Strata Manager.

Festive lights are now permitted on balustrades from 1 Dec - 31 Jan.

6. Points to Note

Fire Alarms

The newsletter has covered this every issue, however, there are still residents who set the fire alarm off. If YOU set it off then you are liable for the bill. That's around **\$920** for the fire brigade plus a re-set fee for the fire panel which could be from **\$180-\$300**.

Respect Your Neighbours

Please remember that we all live in close proximity to each other. Now that we're in the summer months, please keep your noise and music low after 9pm, and keep noise to a minimum in corridors especially when you're coming home late.

Short Term Rentals

It is part of the Strata By-Laws that short-term rental of apartments is not allowed within Subi Strand. The Strata and the COO monitor sites such as AirBNB to ensure that this by-law is being adhered to. A recent article in WA Today highlighted a case in Dawesville, where the COO took the case to the SAT (State Administrative Tribunal), costing the owners tens of thousands of dollars in legal fees.

Lights & TV

Please can all residents turn off lights and TV's once they have using an area within area common areas, especially the recreation room, gym and dining room.

Theatre

There are now complete instructions in the theatre to assist residents in using the equipment. The theatre now has facilities to allow the connection of a USB device, a HDMI device or a Foxtel box (complete with satellite connection), as well as normal free to air TV and a blue ray player. Please turn off the equipment when you leave as this extends the projector globe life.

Pool Hygiene

Would all residents please ensure that children who are not toilet trained are wearing a disposal waterproof nappy when in the pool. The pool had to be closed on a particularly hot day last summer due to a hygiene incident.

Contacts

Building Manager Information - Sam Arabi – 0428 964 986 or buildingmanager@subistrand.com.au

Website - www.subistrand.com.au

Facebook – 'Subi Strand Residents' Group

Strata - sm1@proactivestrata.com.au

Please remember, this is not a hotel. We do not have cover 24/7 and the Building Manager's job is to ensure that the building is well maintained, secure and is a contact (during working hours) for all residents / tenants.

Any OUT OF HOURS issues should be dealt with the following working day unless it's an emergency.

If there is an emergency out of the Building Manager's work hours then please dial 000 and ask the police / fire / ambulance for assistance.

Your Input is Appreciated

If you feel that you would like to input something to the newsletter, want to make the Council of Owners aware of an issue or have a suggestion please let us know;

- Email Building Manager:: buildingmanager@subistrand.com.au
- Email Strata Manager: sm1@proactivestrata.com.au